

6.17 - B-4 PLANNED ARTERIAL BUSINESS DISTRICT

6.17.1 INTENT:

The B-4, Planned Arterial Business District is designed to encourage a unified development approach along the major highway corridors. The principal uses of land are devoted to commercial establishments which cater specifically to motor-vehicle-oriented trades and services. It is further intended to provide appropriate space and sufficient depth from the street to provide for the orderly development and concentration of appropriate highway and arterial commercial uses at suitable locations, and to encourage the clustered development of such uses to minimize traffic hazards and interference with other uses in the vicinity, rather than to encourage the spread of strip commercial development. The introduction of residential uses in buildings with two or more stories with residential uses permitted on the upper floors may be appropriate in certain instances.

6.17.2 PERMITTED USES:

Within the B-4 Planned Arterial Business District the following uses are permitted:

- 6.17.2.1 Accessory structures and uses, provided they are not located in the front or side yard nor within seven and one-half (7.5) feet of the rear property line;
- 6.17.2.2 Alternative tower structures;
- 6.17.2.3 Amusements, and recreation, including theaters;
- 6.17.2.4 Beer serving/sales establishments;
- 6.17.2.5 Bus terminals and taxi facilities;
- 6.17.2.6 Churches; parish houses, Sunday school buildings, cemeteries, and other related church activities;
- 6.17.2.7 Clinics;
- 6.17.2.8 Cultural, civic, and institutional uses;
- 6.17.2.9 Day-care centers, provided:
 - A. If access is gained from an arterial or collector street, a paved driveway connected to the arterial or collector street must be provided. This driveway must include an exit and an entrance to facilitate safe, off-street loading and unloading which does not require backing into the street; and

B. Must meet all state licensing requirements.

6.17.2.10 Financial institutions;

6.17.2.11 Fraternal organization and clubs, not operated for profit;

6.17.2.12 Funeral Homes and mortuary establishments;

6.17.2.13 Golf driving range;

6.17.2.14 Home occupations (Subject to Section 6.1.1.7);

6.17.2.15 Hospitals;

6.17.2.16 Hotels, motels, and extended stay facilities;

6.17.2.17 Liquor stores;

6.17.2.18 Manufactured homes, boats, and recreational vehicle sales;

6.17.2.19 Micro breweries and distilleries;

6.17.2.20 Multi-bay car washes;

6.17.2.21 Municipal, county, state, or federal buildings or land uses;

6.17.2.22 Neighborhood convenience centers, provided:

A. Service stations, principal accessory buildings, and gasoline pumps shall not be constructed closer than forty (40) feet to any residential district;

B. Gasoline pump islands shall not be located closer than twenty (20) feet to any street right-of-way line; however, where pump islands are constructed perpendicular to the pavement edge, the pump island shall be located not less than thirty (30) feet back of the right-of-way line;

C. Canopies shall not be constructed closer than fifteen (15) feet from any street right-of-way. (Since code states that variances may only be given when special conditions prevent the beneficial use of land, if a gasoline station may be constructed on a lot, the land has resulted in beneficial use; and, therefore, no waiver may be given permitting the canopy to extend closer than fifteen (15) feet to the street right-of-way); and

D. Any vehicle repair shall be conducted within an enclosed building.

- 6.17.2.23 Offices, both governmental and private;
- 6.17.2.24 Parking lots and garages;
- 6.17.2.25 Personal, business, and professional services;
- 6.17.2.26 Pharmacies;
- 6.17.2.27 Public utility stations;
- 6.17.2.28 Radio and television stations;
- 6.17.2.29 Residential dwellings on the upper floors of buildings;
- 6.17.2.30 Restaurants;
- 6.17.2.31 Schools, public and private;
- 6.17.2.32 Stores and shops conducting retail trade;
- 6.17.2.33 Temporary uses, not to exceed ninety (90) days;
- 6.17.2.34 Vehicular sales and services; and
- 6.17.2.35 Wholesale businesses, warehouses, and storage buildings.

6.17.3 **USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:**
The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

- 6.17.3.1 Light manufacturing, provided no more than fifty (50) employees are working per shift;
- 6.17.3.2 Outdoor storage yards, but not including junk yards, provided they are buffered (Type 1 buffer) from public view from streets granting access;
- 6.17.3.3 Pet Daycare provided:
 - A. All facilities shall provide a fenced area in the rear yard;
 - B. All facilities shall not be located within two-hundred (200) feet of a single-family use or district, including RP districts, measured from property line to property line; and

- C. The outside keeping of animals shall be between the hours of 8:00 a.m. to 10:00 p.m.

6.17.3.4 Self-service storage units and mini warehouses provided:

- A. All service storage units and mini warehouse buildings shall be constructed perpendicular to the street where the visual impact is the greatest;
- B. No exterior storage shall be permitted with the exception of recreation vehicles, boats, and other watercraft;
- C. The site shall be fenced and, as a minimum, a Type I evergreen buffer shall be provided on three sides. No buffer shall be required along the front property line; however, a row of evergreen shrubs spaced a maximum of five (5) feet on center and approved by the City Forrester shall be provided adjacent to the fence; and
- D. Parking shall be provided for accessory uses and shall not be permitted in required setback areas.

6.17.3.5 Substance Abuse Treatment Facility provided:

- A. The facility shall be fully licensed/certified by the appropriate regulating state agency, if required;
- B. A certificate of need, if required, shall be obtained from the appropriate state agency prior to review by the Board of Zoning Appeals;
- C. The Facility shall not be located adjacent to or within 200 feet of a residential district including R-1, R-2, R-2A, R-2B, R-2C, R-3, R-4, R-5, R-6, RP-2, RP-3, RP-4, RP-5, RM-3, RM-4, RM-6, RO-1, and RO-2 districts;
- D. The facility shall not operate before 7:00 a.m. or after 8:00 p.m.;
- E. The facility shall be located on a collector street, arterial street, or State of Franklin Road;
- F. The petitioner shall provide the Board of Zoning Appeals with information regarding the number of staff to be employed; and

- G. The facility, if located within a single tenant structure, shall meet the off-street parking requirements as specified in Article XI, Section 11.3; and

6.17.3.6 Tower structures, provided the provisions of subsection 10.3.2.2 are complied with.

6.17.4 AREA REGULATIONS:

The following area regulations shall apply to each project in the B-4 zoning district developed under an approved site plan. Setbacks shall apply to the perimeter of each tract; no additional setback regulations shall apply to interior lots created within a single comprehensive development.

6.17.4.1 Front Yard:

The minimum depth of a front yard and any yard abutting a public street shall be:

<u>Type Street</u>	<u>Setback</u>
Arterial	45 feet
Collector	35 feet
Minor	25 feet

6.17.4.2 Side Yard:

- A. Where adjacent to an R-1, R-2, R-2A, R-2B, or R-2C zone, the minimum depth of the side yard setback shall be twelve and one-half (12.5) feet for a one-story building and ten (10) feet times the number of stories for a multi-story building.
- B. Where adjacent to an R-3, R-4, R-5, R-6, RP, RM, RO-1, or MS-1 zone, the minimum depth of the side yard setback shall be the same as the adjacent zoning district.
- C. Where adjacent to any other zoning district, there shall be no required minimum side yard setback.

6.17.4.3 Rear Yard:

The minimum rear yard setback shall be twenty-five (25) feet except where abutting a residential zone, in which case the minimum shall be forty (40) feet.

6.17.5 MAXIMUM LOT COVERAGE: No restrictions.

6.17.6 HEIGHT REGULATIONS: No restrictions.

6.17.7 SUBDIVISION SITE PLAN REQUIRED:

Within the B-4 District, any subdivision of land shall be accompanied by a site plan that addresses: stormwater management, curb-cut number and location, buffering and landscaping, pedestrian walkway, utility system design, and similar factors prior to construction. Within the B-4 District, the subdivision on permanent private easements shall be permitted, subject to meeting other requirements of this code, and approval of the subdivision plat in accordance with the Subdivision Regulations. Please refer to Article V.